

PB# 86-50

**Stephen Csubak
(Sub. & LLC)**


6-1-1 & 2

8-50 Stephen Coutbark

12

TOWN OF NEW WINDSOR		<u>General Receipt</u>		8119
555 Union Avenue New Windsor, N. Y. 12550				<u>Sept. 18</u> 19 <u>86</u>
Received of	<u>John Cutler</u>	\$	<u>100⁰⁰/₁₀₀</u>	
	<u>One Hundred and 00/100</u>			DOLLARS
For	<u>Subd Approval</u>		<u>86-50</u>	
DISTRIBUTION				
FUND	CODE	AMOUNT		
<u>Cheek #</u>	<u>354</u>			
<u>100.</u>	<u>00</u>			
		By <u>Pauline J. Towne</u>		
		<u>Town Clerk</u>		
		Title		

Williamson Law Book Co., Rochester, N. Y. 14609

86-50		JANE CSUBAK JOHN CSUBAK 2 CLARKVIEW ROAD NEW WINDSOR, NY 12550		355	
				10/17 1986	
				29-7003/221	
Pay to the Order of		Town of New Windsor		\$ 500.00	
Five hundred				00/100 Dollars	
		albany savings bank F.S.B.			
Meadow Hill		Union and Meadow Avenues Newburgh, New York 12550			
Mr. PARKER				John C. Subak	
12213700301		25 02077 74		0355	

General Receipt			7888
TOWN OF NEW WINDSOR			
55 Union Avenue			
New Windsor, N. Y. 12550			
Received of <u>John Czuba</u>			<u>July 18,</u> 19 <u>86</u>
			\$ <u>25.00</u>
<u>Twenty-five and 00/100</u>			DOLLARS
For <u>Application Fee (# 86-50)</u>			
DISTRIBUTION			
FUND	CODE	AMOUNT	
<u>Check # 305</u>		<u>25.00</u>	
By <u>Pauline B. Townsend</u>			<u>BT</u>
<u>Town Clerk</u>			

General Receipt

For Person

FUND	CODE	AMOUNT
Check # 354		
9100	00	

By Pauline G. Townsend
Town Clerk
 Title


Williamson Law Book Co., Rochester, N. Y. 14609

86-50 JANE CSUBAK
 JOHN CSUBAK
 2 CLARKVIEW ROAD
 NEW WINDSOR, NY 12550

355 29-7003/221

10/17 1986

Pay to the Order of Town of New Windsor \$ 500.00
Five hundred 50/100 Dollars

 **albany savings bank**
 Meadow Hill Union and Meadow Avenues
 Newburgh, New York 12550

For PARK & REC

2213700301 25 02077 7 0355

John Csubak

TOWN OF NEW WINDSOR General Receipt 7888

555 Union Avenue
 New Windsor, N. Y. 12550

Received of John Csubak \$ 25.00
Twenty-five and 00/100 DOLLARS

For Application Fee (# 86-50)

FUND	CODE	AMOUNT
Check # 305		25.00

By Pauline B. Townsend
Town Clerk

TOWN OF NEW WINDSOR General Receipt 8120

555 Union Avenue
 New Windsor, N. Y. 12550

Received of John Csubak \$ 25.00
Twenty Five and 00/100 DOLLARS

For Lat Line 86-50

FUND	CODE	AMOUNT
Check # 25.00		
# 351		

By Pauline G. Townsend
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

AGREEMENT made this 25th day of January, 1989 between STEPHEN J. CSUBAK, JR. & NANCY CSUBAK, both residing at 2 Clarkview Road, New Windsor, New York (hereinafter referred to as "Csubaks") and THE TOWN OF NEW WINDSOR, a municipal corporation.

W I T N E S S E T H;

WHEREAS, Csubaks are the owners of a lot located at the corner of Clarkview Road and Little Britain Road in the Town of New Windsor, Orange County, New York which property is designated as Section 6, Block 1, Lot 1.1 on the Town of New Windsor Tax Map; and

WHEREAS, a building permit was issued for the construction of a one family residence on said premises by the Town of New Windsor; and

WHEREAS, construction of the aforesaid residence is almost completed and the Csubaks have requested a Certificate of Occupancy from the Town of New Windsor; and

WHEREAS, it has been determined that at the time the aforesaid property was subdivided from a larger parcel of property, representation was made to the Town of New Windsor Planning Board that a shed on the property would be removed; and

WHEREAS, removal of said shed was not made a condition on the subdivision map which was approved and filed; and

WHEREAS, Csubak was unaware of the aforesaid representation about removal of the shed when they acquired title to the property; and

WHEREAS, the Town of New Windsor has indicated that a Certificate of Occupancy will not be issued without the removal of

the shed and the parties wish to reach an agreement that is satisfactory to all the parties.

IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:

1. The shed shall remain on the property on the condition that no business be conducted from said shed including, but not limited to, the cutting of meat, for private or public use.

2. Csubak agrees to paint the exterior of said shed no later than June 1, 1989 and maintain the shed in good repair and a presentable condition.

3. In the event the owners of the lot designated as Section 6, Block 1, Lot 1.1 on the Town of New Windsor Tax Map violate either of the aforesaid terms, the Town of New Windsor is hereby authorized to remove the shed and the cost of said removal shall be charged to the owners of said lot.

4. The Town of New Windsor agrees to issue a Certificate of Occupancy for the residence constructed on the Csubaks' property on the condition that said residence meets all the requirements of the Town of New Windsor Building Code.

5. This agreement shall be executed in recordable form and recorded in the Orange County Clerk's Office.

Stephen J. Csubak

The Town of New Windsor

By: George A. Green

STATE OF NEW YORK)
 : ss.:
COUNTY OF ORANGE)

On the 25th day of January, 1989, before me personally appeared STEPHEN J. & NANCY CSUBAK to me personally known and known to me to be the same person described in and who executed the within instrument, and acknowledged to me that they executed the same.


Notary **ALAN D. AXELROD**

Notary Public, State of New York

Qualified in Orange County

Commission Expires November 30, 1990

STATE OF NEW YORK)

: ss.:

COUNTY OF ORANGE)

On the 31st day of January, 1989, before me personally came GEORGE A. GREEN to me known, who, being by me duly sworn, did depose and say that he resides at 7 Regimental Drive, New Windsor, New York; that he is the Supervisor of the TOWN OF NEW WINDSOR, the corporation described in and which executed the foregoing instrument, that he knows the seal of said corporation; that the seal affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.


Notary Public

J. TAD SEAMON

Notary Public, State of New York
Residence on Appointment Orange County
Commission Expires May 31, 1989

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BOARD MEMBERS

FROM: ATTORNEY FOR TOWN SEAMAN

SUBJECT: LANDS OF STEPHEN J. CSUBAK, JR. AND NANCY CSUBAK
DEMOLITION OF SHED-2 CLARKVIEW ROAD
SECTION 6-BLOCK 1-LOT 1.1

DATE: JANUARY 25, 1989

I have been contacted by Alan Axelrod, Esq., attorney for Stephen J. Csubak, Jr. and Nancy Csubak regarding the demolition of a shed that exists on their property. According to the minutes of the Planning Board meeting, Patrick Kennedy, L. S., represented to the Planning Board that the shed would be removed. Allegedly, Stephen J. Csubak, Jr. and Nancy Csubak were not aware of this since it did not appear on the subdivision plat that was filed in the Orange County Clerk's Office. I suggested to Mr. Axelrod that he come before the Planning Board and discuss this problem with the Board since the representation of Mr. Kennedy may have been a relevant factor when granting the subdivision approval. Mr. Axelrod said his clients would agree to enter into a agreement whereby they would cease using the building for any commercial activity including, but not limited to, butchering of meats for private or public purposes and, further, that the shed would be painted and maintained in an acceptable condition. The Csubak's also agreed that in the event they (or future owners of the property) violated the terms of the agreement, the town could remove the shed and the owner of the real property would be obligated to pay for the removal costs incurred by the town. This agreement would be recorded in the Orange County Clerk's Office so that future owners will be aware of it.

The purpose of this memo is to advise the Planning Board that I have reviewed the intent of the agreement with the Supervisor and he finds the agreement to be acceptable, as do I. However, I wish to advise the Planning Board that I have advised Mr. Axelrod that the decision was to be made by the Planning Board and not the Town Board and that any approval by the Supervisor or myself was merely our opinion and in no way can be construed to be the opinion of the Planning Board. Mr. Axelrod will be appearing before you on January 25, 1989 and I expect that he will present an agreement setting forth the above conditions that has been executed by Mr. and Mrs. Csubak. If the Board is in agreement with the relief that is being requested by Mr. Axelrod, the Board can so notify the Supervisor's office and I will prepare a resolution authorizing the execution of the agreement by the Supervisor.

J. Tad Seaman

JTS/PAB

CSUBAK SUBDIVISION

Alan Axelrod, Esq., came before the Board representing this proposal.

Mr. Axelrod: My client's own property at the corner of Clarkview Road and Little Britain Road. The old water shed and that is designated on the tax map as 6-1-1.1. In April of '87, my client gained titled from Mr. Csubak Sr. who is here and his wife. This property was previously a portion of a larger parcel that was owned by the Csubak Sr. and they subdivided and also did a lot line change back in September of '86. At that time, we obtained copies of the minutes of the Planning Board meeting. There was a minor subdivision on a lot line change done and it was presented by Patrick Kennedy who represented Mr. & Mrs. Csubak Sr. In the minutes, the subdivision and the lot line change were approved unanimously and the Csubak Srs. were not at that meeting. Apparently, a question was asked by Mr. Scheible about a shed and tank that were on the property and it was indicated that they were going to be removed. Mr. Csubak Sr. and his wife were never advised of that.

Mr. VanLeeuwen: I didn't read the minutes, okay, but there is a concrete shed there, a concrete block shed which met all the criteria and we should--everything around the shed has to be removed by the concrete shed to the best of my knowledge now can stay. Now, I haven't seen a map of that. Do you have a map of it?

Mr. Axelrod: Yes.

Mr. Babcock: The minutes, I got the tape of the minutes out and there was conversation in the minutes about the shed being removed along with the fences. What happened was I brought that to Mr. Csubak's attention before a C.O. would be issued on the house, that the shed would have to be removed and also the fences. The fences are no problem. They are gone. The reason they are here tonight is because I wouldn't issue them a C.O. on this house because they made their representative Patrick Kennedy made a statement that the shed will be removed.

Mr. Axelrod: Is that in the minutes.

Mr. Babcock: Yes.

Mr. Roness: Do you recall what the reason was?

Mr. Babcock: The Planning Board asked for it.

Mr. Axelrod: I have a copy of the minutes of September 10th because I spoke to Supervisor Green and also to Tad Seaman, the town attorney, and I don't know if there was any other discussion in the minutes but this just at the end, what about the shed and the tank, by Mr. Scheible, things are coming out completely. That is coming out, yes. I make a motion that we approve it and the motion, that is all I have.

Mr. VanLeeuwen: We should go to the tape because Shirley's minutes

were not very accurate.

Mr. Rones: Mike listened to the tape. Was there any reasoning in the discussion about why they wanted the shed out. Was there a setback problem or a maintenance problem.

Mr. VanLeeuwen: I make a motion that we approve it. It doesn't say who does and I will second it, who seconded it. Nobody knows.

Mr. Rones: All the minutes are not there.

Mr. Babcock: It is a tape of the minutes. There is five people talking at one time. It is very hard to clarify the minutes, okay. And, I only typed up the exact portion of the minutes because I remember it, a discussion of it. There was a discussion, I know, Mr. Csubak did do some deer cutting there. There was discussion, I don't see that in the minutes about this part. That is the only part I got because that is the only thing that I was, that I needed to know. Patrick Kennedy said it was coming out. I am just stating what it said.

Mr. Schiefer: You had a discussion--

Mr. Axelrod: For clarification, the subdivision and lot line change, when it was done, the property was owned by Mr. Csubak Sr. and his wife and I believe also his son John Csubak who has constructed a house on lot #2. My client did not own this property until sometime in 1987 so they applied for a building permit. They got a construction loan. They built the house. Nobody ever indicated to them. They didn't know anything about this. They have got the house. They have got a construction loan. The house is just about done. Hagar Homes is waiting for their last payment. They are ready to ask Mr. Babcock to issue the C.O. and this came up in early December. I have spoken with the town attorney about this also. They have put electrical lines. They have got sewer in the area of the shed so if they have to remove the shed, it is going to cause a lot of problems. It is something that they weren't aware of.

Mr. McCarville: What is this pole.

Mr. Axelrod: This is gone.

Mr. McCarville: Didn't we see a map with a house positioned on it here.

Mr. Axelrod: The house is up here.

Mr. McCarville: I'd like to see the map that we approved.

Mr. Rones: It is 5 feet 8 inches off the line.

Mr. Axelrod: The crux of the problem after having spoken with Mr. Green and Mr. Seaman is the fact that in this shed, there was some meat cutting equipment. Mr. Csubak used to work for Mr. Scheible.

Now, he works for Shop Rite and he used this shed to butcher meat. That has been removed and I discussed this with Mr. Seaman. In fact, he may have given you a memo on that. I drew up an agreement which I submitted to Mr. Seaman which he can give you copies but basically, crux of it is that my client agrees that the shed will remain on the property on the condition no business be conducted from the shed including by not limited to the cutting of meat for private and public use. They agree to paint the exterior of the shed no later than June 1st and maintain it in good repair. In the event they don't adhere and they will authorize the town to remove it and the cost, in the event of the owner's violate the terms of the agreement, the town is authorized to remove the shed and the cost of the removal will be charged to the owners of the lot. Based on that, the town would issue a C.O. as long as all the other requirements are made.

Mr. VanLeeuwen: I really--I can't see where it is such a big deal.

Mr. Schiefer: Mike wants to know.

Mr. VanLeeuwen: If the shed was to be removed, we should have had it on the map.

Mr. McCarville: How about the wooden add-ons. Have they been removed?

Mr. Csubak: The fence is off.

Mr. McCarville: There is more than that shed. There is an addition made of wood.

Mr. Csubak: It is like an overhang. I have to take it off but if I pull it off, I take off the shingles.

Mr. Axelrod: The builder is ready to get paid. The house is adjacent to it on lot #2. This didn't come up and they weren't aware until late November, early December because my client's brother who is here and the son of Mr. Csubak Sr. has already built his house. The question never came up. He was totally unaware of the representation that Mr. Kennedy made in '86. The shed which is the old water shed--

Mr. McCarville: I'd like to see that agreement all that exterior stuff taken off that sits on basically cinder block building there to be maintained, no additions to it.

Mr. Axelrod: They have no objection to removing the overhang.

Mr. Schiefer: If they do that and sign the agreement, does anybody have an objection.

Mr. Axelrod: The equipment is already out of there.

Mr. Schiefer: As soon as it is done, the building inspector will go over and issue the C.O. It will be just a block building. It will

be painted and maintained. If there are any problems, the town can take it down and they will pay for it. That is in the agreement.

Mr. VanLeeuwen: I make a motion that Mr. Babcock will issue a C.O. as soon as the requirements are met with regard to the Csubak Sub-division.

Mr. Soukup: I will second that motion.

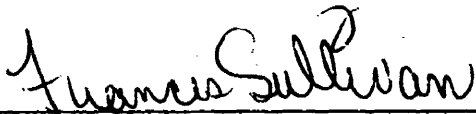
Mr. McCarville: The next time Mr. Kennedy comes before this Board, he better bring 15 sheets to put everything on the plan because when he comes in again, everything will be on the map.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye

Being that there was no further business to come before the Board a motion was made to adjourn the January 25th, 1989 meeting by Mr. VanLeeuwen seconded by Mr. McCarville and approved by the Board.

Respectfully submitted,



FRANCES SULLIVAN
STENOGRAPHER

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received 7/11/86
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid 25.00

86-50

APPLICATION FOR SUBDIVISION APPROVAL

Date: July 9, 1986

1. Name of subdivision Subdivision & Lot line Change for Stephen J. Csubak
2. Name of applicant John M. Csubak Phone 562-8519
Address 2 Clarkview Road New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Stephen J. Csubak Phone 562-8519
Address 2 Clarkview Road New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Patrick T. Kennedy, L.S. Phone 562-6444
Address 335 Temple Hill Rd, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the west side of Clarkview Road
(Street)
at the south west corner of Clarkview Rd & N.Y.S. Rte. 207
_____ feet _____ of _____
(direction)
7. Total Acreage 1.675 ac. Zone R4 Number of Lots 2
8. Tax map designation: Section 6 ~~Lot(s)~~ Block 1, Lots 1 & 2
9. Has this property, or any portion of the property, previously been subdivided No.
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any varlance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, John Subak, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

John Subak
Mailing Address 2 CLARKVIEW Rd.
NEW WINDSOR, N.Y. 12550

SWORN to before me this

9th day of July, 1986
Donna J. LaPierre
NOTARY PUBLIC

DONNA J. LAPIERRE
Notary Public, State of New York
Residence or Appointment
Orange County
Commission Expires January 31, 1989

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: Stephen J. Subak

TITLE: Land Surveyor

REPRESENTING: Stephen J. Subak

DATE: 7/9/86



Louis Helmback
County Executive

Department of Planning & Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT 239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

PLANNING BD.

D P & D Reference No. *NY 30-86*

County I.D. No. *611112*

Applicant *JOHN M. CSURAK*

Proposed Action: *MINOR SUBDIVISION*

State, County, Inter-Municipal Basis for 239 Review *WITHIN 500' OF NY 207*

County Effects: *NONE. A MATTER FOR LOCAL DETERMINATION*

Related Reviews and Permits _____

County Action: ☒ Approved ☐ Disapproved

Approved subject to the following modifications: _____

July 23, 1986
Date

Peter Garrison
Commissioner

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ as submitted by
P. Kennedy for the building or subdivision of
J. M. Osuhak has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

✓ Fred Lays, Jr. (D)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

7/22/86
DATE

5
PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the ~~Site Approval~~ _____
Subdivision _____ as submitted by
PATRICK KENNEDY for the ~~building or~~ subdivision
of JOHN M. CSUBAK has been reviewed
by me and is approved X disapproved _____

If disapproved, please list reason.



PAUL V. CUOMO, P.E.

Sept 9, 1986

Date

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
J. Csutak - P. Kennedy LS for the building or subdivision of
Stephen J. Csutak has been
reviewed by me and is approved ✓,
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is an existing water line on Clarkview.

HIGHWAY SUPERINTENDENT

✓ [Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

John M. Csubak

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 12 August 1986.

X The site plan or map was approved by the Bureau of Fire Prevention.

 The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

(subdivision and lot line change.

[Handwritten signature]
13 August 1986

SIGNED: _____

CHAIRMAN

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Rafick T. Kennedy for the building or subdivision of
John M. Osobak has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

- 1) ~~This property~~ has been provided with a spur
before it was sub-divided.
- 2) Additional spurs must be provided by Sub-divider

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

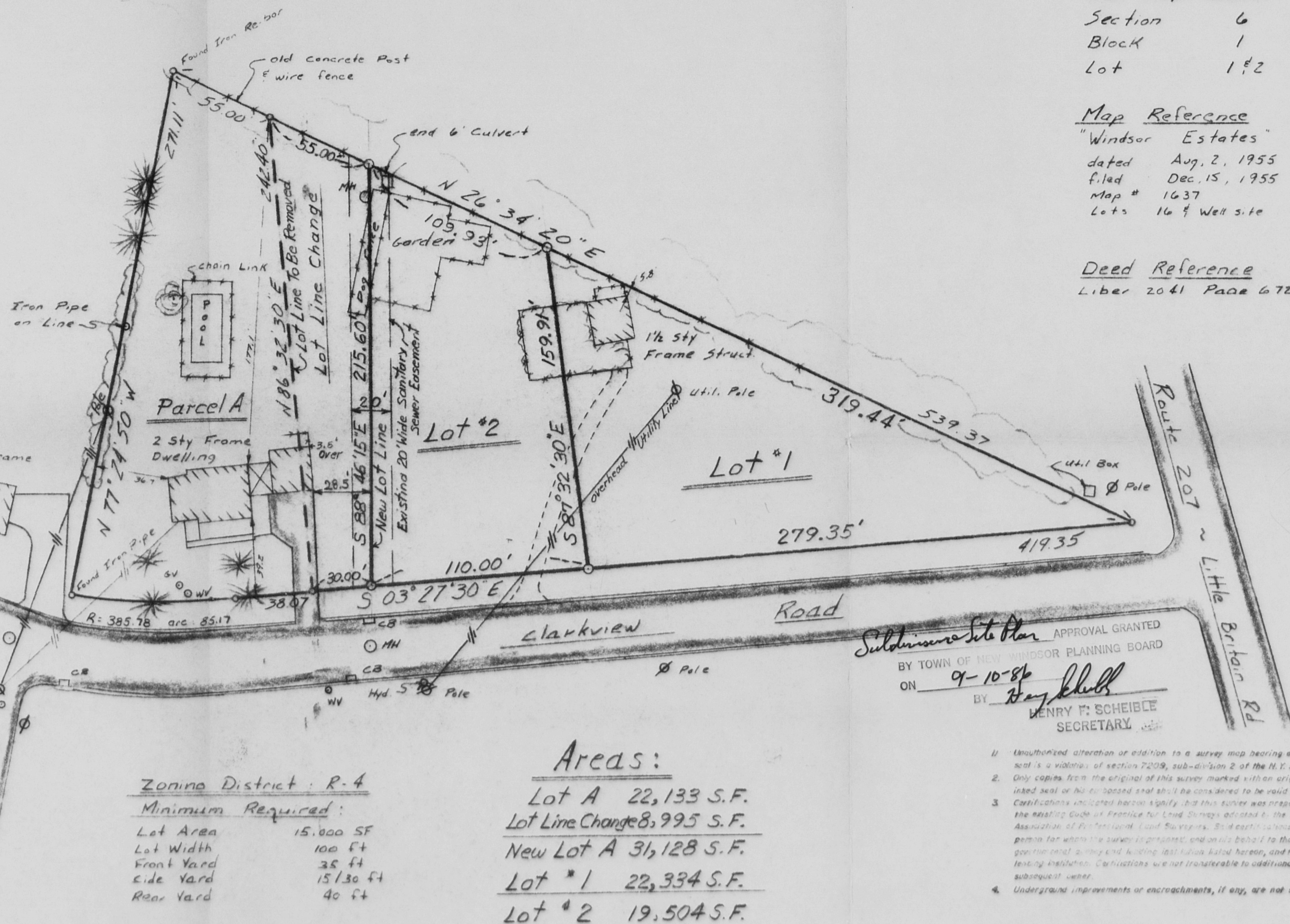
✓ Lyman R. Masten Jr.
SANITARY SUPERINTENDENT

7/21/86
DATE



Location Map

Scale: 1" = 2,000'



Tax Map Data

Section 6
Block 1
Lot 1 & 2

Map Reference

"Windsor Estates"
dated Aug. 2, 1955
filed Dec. 15, 1955
Map # 1637
Lots 16 & Well site

Deed Reference

Liber 2041 Page 672

APPROVED

13 Aug 1986

Record Owner:

Stephen J. Csubak
2 Clarkview Road
New Windsor, N.Y. 12550

Subdivider:

John M. Csubak
2 Clarkview Road
New Windsor, N.Y. 12550

Zoning District: R-4

Minimum Required:

Lot Area	15,000 SF
Lot Width	100 ft
Front Yard	35 ft
Side Yard	15/30 ft
Rear Yard	40 ft

Areas:

Lot A 22,133 S.F.
Lot Line Change 8,995 S.F.
New Lot A 31,128 S.F.
Lot #1 22,334 S.F.
Lot #2 19,504 S.F.

To: John M. Csubak, Stephen J. Csubak
and the Town of New Windsor
certified to be a correct and accurate Survey
2 July 1986

Subdivision Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 9-10-86
BY HENRY F. SCHEIBLE
SECRETARY

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications inclosed herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the firm, company, partnership, agency and building institution listed herein, and to the successors of the listing institution. Certifications are not transferable to additional institutions or subsequent users.
4. Underground improvements or encroachments, if any, are not shown herein.



Patrick T. Kennedy L.S. 335 Temple Hill Road - New Windsor, New York 12550		
SCALE: 1" = 40'	APPROVED BY	DRAWN BY
DATE: 29 May 86		REVISED: July 17, 1986
Subdivision & Lot Line Change John M. Csubak Town of New Windsor Orange County, New York		
DRAWING NUMBER		86-523